

Subdivision
City of Kirkland

FILE NO:

ACKNOWLEDGMENTS

STATE OF WASHINGTON,))
County of _____) ss.
)

On this day personally appeared before me

to me known to be the individuals described in and who executed
the within and foregoing instrument and acknowledged that
_____signed the same as
_____free and voluntary act and

deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____day of ____ , 20 ____

PRINT NAME: _____
NOTARY PUBLIC in and for the
State of Washington, residing

at _____
Commission Expires _____

STATE OF WASHINGTON))
COUNTY OF KING) ss.
)

ON THIS DAY PERSONALLY APPEARED BEFORE ME_____

_____ OF _____ THAT EXECUTED THE WITHIN
AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED
AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT, AND THAT
THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20 ____.

NOTARY PUBLIC
RESIDING IN _____
MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON))
COUNTY OF KING) ss.
)

ON THIS DAY PERSONALLY APPEARED BEFORE ME_____

_____ OF _____ THAT EXECUTED THE WITHIN
AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED
AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT, AND THAT
THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ 20 ____.

NOTARY PUBLIC
RESIDING IN _____
MY APPOINTMENT EXPIRES _____

MIRA SHORT PLAT
PORTION OF SW 1/4 OF SE 1/4 OF SEC 4, TWP 25N, RGE 5E, WM
KIRKLAND, WASHINGTON

EXISTING LEGAL DESCRIPTION

LOT(S) 17, EXCEPT THE WEST 240 FEET, AND EXCEPT THE
SOUTH 12 FEET, BLOCK 13, BURKE & FARRAR'S KIRKLAND
ADDITION, DIVISION NUMBER 6, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 68,
RECORDS OF KING COUNTY, WASHINGTON.

(PER CHICAGO TITLE INSURANCE COMPANY,
GUARANTEE/CERTIFICATE NUMBER: 0025633–ETU,
DATED: NOVEMBER 26, 2014)

PLAT NOTES

Addressing shall be in accordance with Kirkland Building Division
Policy Manual Number 9.001, Assignment of Street Numbers and
Road Signage.

Utility Maintenance: Each property owner shall be responsible for
maintenance of the sanitary sewer, storm water stub, rain garden,
permeable pavement, or any infiltration facilities (known as Low
Impact Development) from the point of use on their own property
to the point of connection in the City sanitary sewer main or
storm water main. Any portion of a sanitary sewer, surface water
stub, rain garden, permeable pavement, or any infiltration facilities,
which jointly serves more than one property, shall be jointly
maintained and repaired by the property owners sharing such stub.
The joint use and maintenance shall "run with the land" and will
be binding on all property owners within this subdivision, including
their heirs, successors and assigns.

Public Right–of–way Sidewalk and Vegetation Maintenance: Each
property owner shall be responsible for keeping the sidewalk
abutting the subject property clean and litter free. The property
owner shall also be responsible for the maintenance of the
vegetation within the abutting landscape strip. The maintenance
shall "run with the land" and will be binding on all property owners
within this subdivision, including their heirs, successors and assigns.

Local Improvement District (LID) Waiver Agreement: Chapter
110.60.7.b of the Kirkland Zoning Code requires all overhead utility
lines along the frontage of the subject property to be converted
to underground unless the Public Works Director determines that it
is infeasible to do so at the time of the subdivision recording. If it
is determined to be infeasible, then the property owner shall
consent to the formation of a Local Improvement District,
hereafter formed by the City or other property owners. During
review of this subdivision it was determined that it was infeasible
to convert the overhead utility lines to underground along the
frontage of this subdivision on 128th Avenue Northeast. Therefore,
in consideration of deferring the requirement to underground the
overhead utility lines at the time of the subdivision recording, the
property owner and all future property owners of lots within this
subdivision hereby consent to the formation of a Local
Improvement District hereafter formed by the City or other
property owners.

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE
SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND MUNICIPAL
CODE, THIS ____ DAY OF _____ , 20 ____.

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS ____ DAY OF _____ , 20 ____ .

KING COUNTY ASSESSOR

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____ , 20 ____ at _____ in book
of ____ at page ____ at the request of _____

Manager Supt. of Records

ACKNOWLEDGEMENTS, DECLARATION, DEDICATION, AND RESTRICTIONS
(R.C.W 58.17.165)

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned being all of the
owners of the land hereby short subdivided, hereby declare this short plat to be the
graphic representation of the short subdivision made hereby, and do hereby dedicate
to the use of the public forever all streets and avenues not shown as private hereon
and dedicate the use thereof for all public purposes not inconsistent with the use
thereof for public highway purposes, and also the right to make all necessary slopes
for cuts and fills upon the lots shown hereon in the original reasonable grading of
said streets and avenues, and further dedicate to the use of the public all the
easements and tracts shown on this short plat for all public purposes as indicated
hereon, including but not limited to parks, open space, utilities and drainage unless
such easements or tracts are specifically identified on this short plat as being
dedicated or conveyed to a person or entity other than the public.

Further, the undersigned owners of the land hereby short subdivided waive for
themselves, their heirs, and assigns and any person or entity deriving title from the
undersigned, any and all claims for damages against the City of Kirkland, its
successors and assigns which may be occasioned by the establishment, construction,
or maintenance of roads and/or drainage systems within this short subdivision other
than claims resulting from inadequate maintenance by the City of Kirkland.

Further, the undersigned owners of the land hereby short subdivided agree for
themselves, their heirs and assigns to indemnify and hold the City of Kirkland, its
successors and assigns, harmless from any damage, including any costs of defense,
claimed by persons within or without this short subdivision to have been caused by
alterations of the ground surface, vegetation, drainage, or surface or subsurface
water flows within this short subdivision or by establishment, construction or
maintenance of the roads within this short subdivision. Provided, this waiver and
indemnification shall not be construed as releasing the City of Kirkland, its
successors or assigns, from liability for damages, including the cost of defense,
resulting in whole or in part from the negligence of the City of Kirkland, its
successors, or assigns.

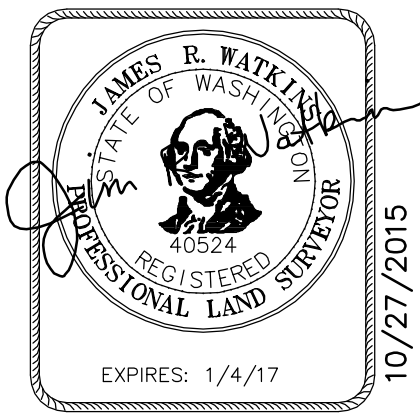
This subdivision dedication, waiver of claims and agreement to hold harmless is made
with the free consent and in accordance with the desires of said owner.

IN WITNESS WHEREOF we set out hands and seals.

SURVEYOR'S CERTIFICATE

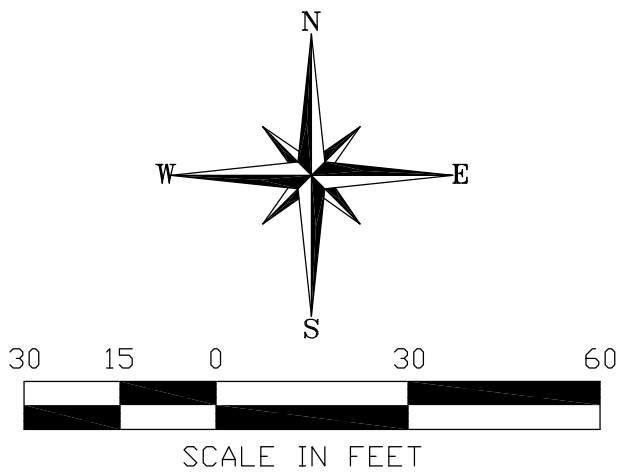
This map correctly represents a survey, made by me or
under my direction, in conformance with the requirements
of the Survey Recording Act at the request of Merit
Homes, Inc. in March, 2014 .

Surveyor
Certificate No. 40524



Subdivision
City of Kirkland
FILE NO:

MIRA SHORT PLAT
PORTION OF SW 1/4 OF SE 1/4 OF SEC 4, TWP 25N, RGE 5E, WM
KIRKLAND, WASHINGTON



LEGEND

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #40524
- FOUND 1/2" REBAR/CAP AS NOTED
- (M) MEASURED DIMENSION

CONTROL LEGEND

- Ⓐ FOUND CONCRETE MONUMENT WITH BRASS DISK IN CASE
- Ⓑ FOUND 4" x 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.50'
- Ⓒ FOUND CONCRETE MONUMENT WITH 4" BRASS DISK WITH PUNCH IN CASE DOWN 1.6'
- Ⓓ FOUND CONCRETE MONUMENT WITH 1/2" HEXAGON BRASS PIN WITH PUNCH IN CASE DOWN 0.50'
- Ⓔ FOUND CONCRETE MONUMENT WITH 1/2" HEXAGON BRASS PIN WITH PUNCH IN CASE DOWN 0.50'
- Ⓕ FOUND 4" x 4" CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH PUNCH IN CASE DOWN 0.50'
- Ⓖ FOUND 1/2" REBAR NO CAP NORTH 0.11' BY WEST 0.28' OF CALCULATED POSITION
- Ⓗ FOUND 1/2" REBAR NO CAP NORTH 0.32' BY EAST 0.27' OF CALCULATED POSITION

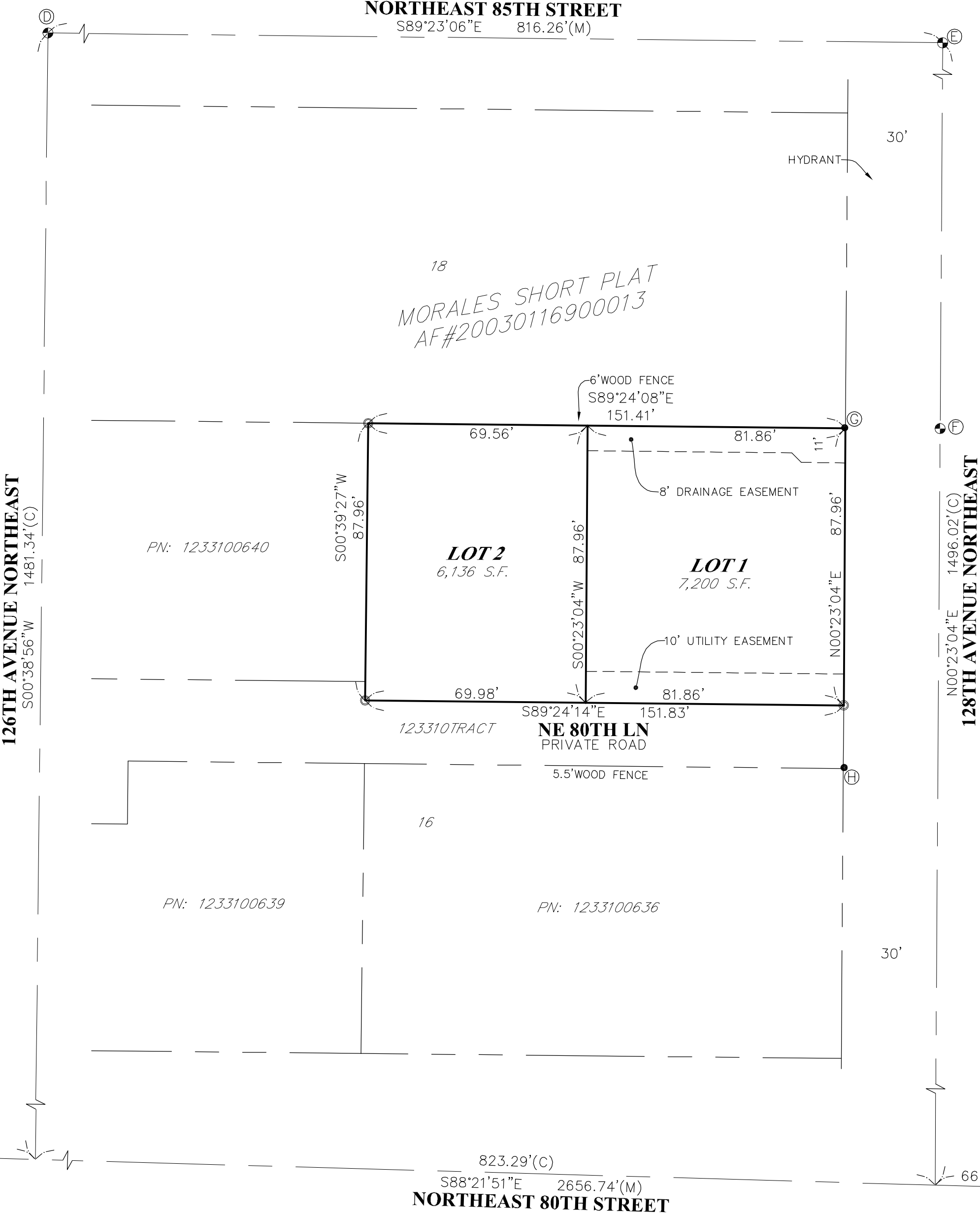
NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.



BASIS OF BEARINGS

S88°21'51"E ALONG THE MONUMENTED CENTERLINE OF NORTHEAST 80TH STREET

MATTERS OF RECORD

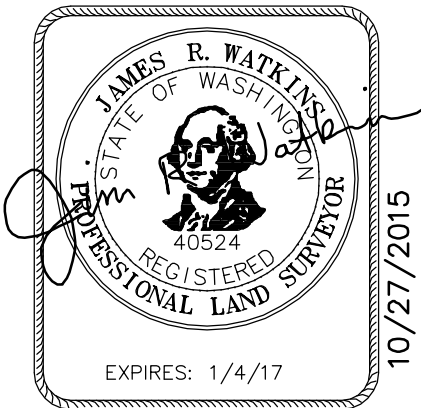
RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT:

RECORDING DATE: MARCH 21, 1965
RECORDING NUMBER: 5559218

SURVEYOR'S CERTIFICATE

This map correctly represents a survey, made by me or under my direction, in conformance with the requirements of the Survey Recording Act at the request of Merit Homes, Inc. in July, 2014 .

Surveyor Jim R. Watkins
Certificate No. 40524

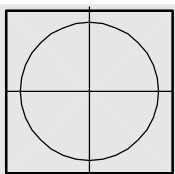


SUBDIVISION
FOR

MERIT HOMES, INC.

SCALE: 1" = 30'

DATE: 10-27-2015



Allied Land Surveying, Inc.
17928 Bothell Everett Highway, Suite A
Bothell, Washington 98012
(P) 425-482-0223